Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

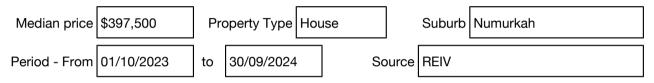
5 Victoria Street, Numurkah Vic 3636

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	or the meaning) of this price se	e consumer.vic.gov	.au/underquoting
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Single price \$395,000

Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	82 Knox St NUMURKAH 3636	\$400,000	15/10/2024
2	15 Mcgregor St NUMURKAH 3636	\$405,000	05/08/2024
3	9 Williams St NUMURKAH 3636	\$385,000	26/04/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

18/12/2024 07:35



5 Victoria Street, Numurkah Vic 3636





Rooms: 6 Property Type: House Land Size: 1000 sqm approx Agent Comments Indicative Selling Price \$395,000 Median House Price Year ending September 2024: \$397,500

Comparable Properties



82 Knox St NUMURKAH 3636 (REI)



Price: \$400,000 Method: Private Sale Date: 15/10/2024 Property Type: House Land Size: 907 sqm approx Agent Comments



15 Mcgregor St NUMURKAH 3636 (VG)



Price: \$405,000 Method: Sale Date: 05/08/2024 Property Type: House (Res)



9 Williams St NUMURKAH 3636 (REI/VG) 4 4 1 2 1 Agent Comments

Agent Comments

Price: \$385,000 Method: Private Sale Date: 26/04/2024 Property Type: House Land Size: 838 sqm approx

Account - Maurice McNamara & Co | P: 03 5862 1077 | F: 03 5862 2032



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